



## Beauregard Corridor

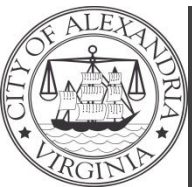


City Council and Planning Commission **Joint Work Session**

September 19, 2011



# BEAUREGARD – INTRODUCTION

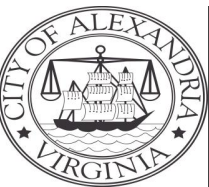


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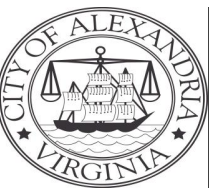
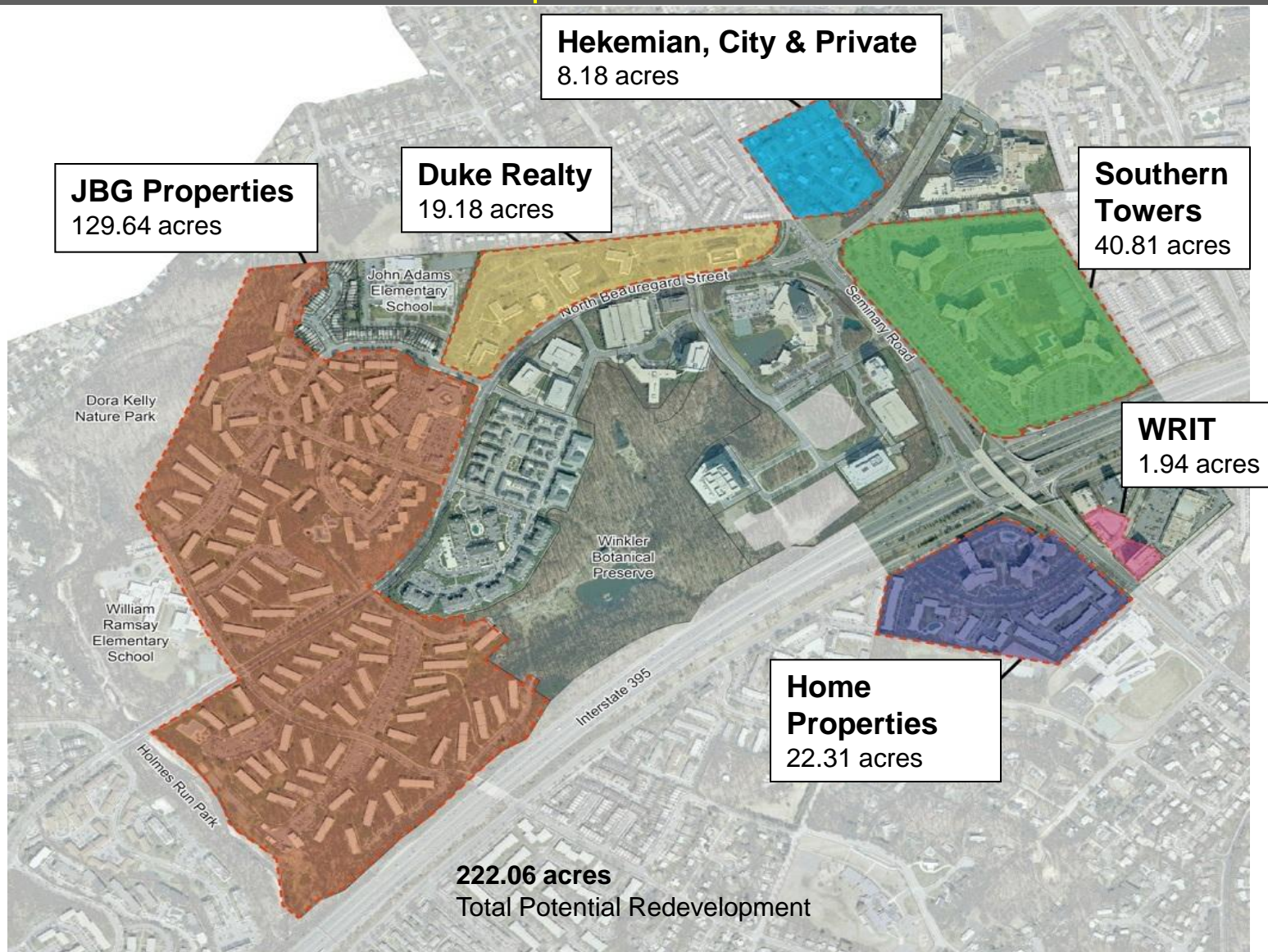
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- Overview Introduction
- Existing - Proposed
  - Development
  - Zoning
  - Open Space
  - Developer Contributions
- Overview of Beauregard Corridor Stakeholder Group Process Recommendations
- Transportation
- Fire Station
- Affordable Housing
- Next Steps

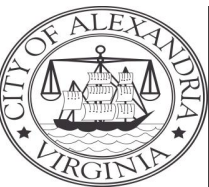
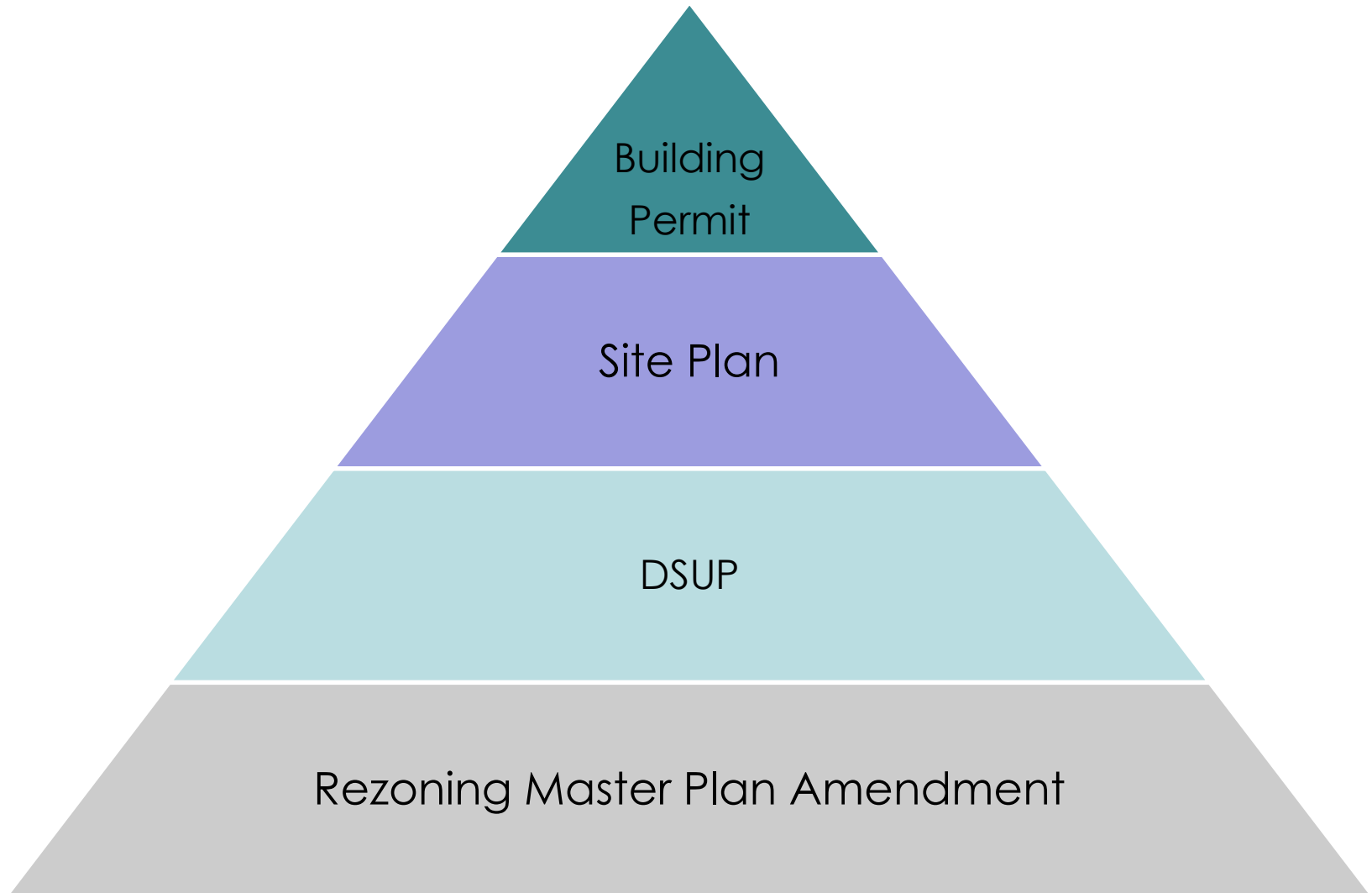


# BEAUREGARD | Introduction



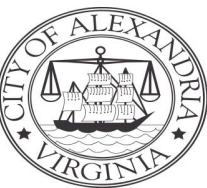
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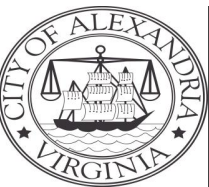
# BEAUREGARD | Proposed Developer Plan



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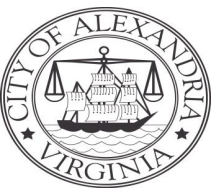


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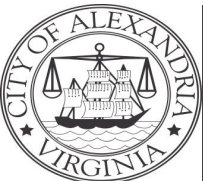
Development Summary							
Developer Land Owner	Acres	Existing Development (sq. ft.)	Zoning Maximum (sq. ft.)	Proposed (sq. ft.)	Residential Units (DU)		
					Existing	Zoning	Proposed
<b>Duke Realty</b>	19.18 ac.	304,894	835,481	1,135,764	0	0	0
<b>Hekemian</b>	8.18 ac.	16,500	109,707	759,469	15	28	535
<b>Home Properties 1</b>	22.31 ac.	918,074	1,027,953	1,607,163	843	878	1,472
<b>JBG Properties</b>	129.64 ac.	2,291,789	5,647,118	6,415,751	2,264	2,264	5,009
<b>Southern Towers 1</b>	40.81 ac.	1,921,770	2,221,964	2,321,770	2,378	2,222	2,378
<b>WRIT</b>	1.94 ac.	141,963	253,519	240,110	0	106	0
<b>TOTAL</b>	<b>222.06 ac.</b>	<b>5,594,990</b>	<b>10,095,742</b>	<b>12,480,027</b>	<b>5,500</b>	<b>5,498</b>	<b>9,394</b>

(1) – Numbers include proposed development and existing building(s) that will remain.



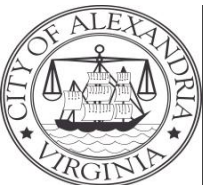


- 2,384,279 additional square feet within the Plan Area
- 3,894 Added units/density within the Plan Area (6,469 total new units with the Plan Area)
- Ability to Provide Mixed – Use within the Plan Area
- Additional Land Value As Part of Small Area Plan Amendment
- Potential Funding for elements such as Affordable Housing, Fire Station, Open Space/Landscaping, and Transportation, Transit
- City still discussing funding of potential plan elements – current status of Developer Contributions +/- \$90,000,000
- Timing – Phasing – Construction Responsibilities



## Goals (What we heard from the Community)

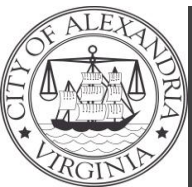
- Minimize impacts of development
- Construct infrastructure prior to development
- Develop a comprehensive, multi-modal approach



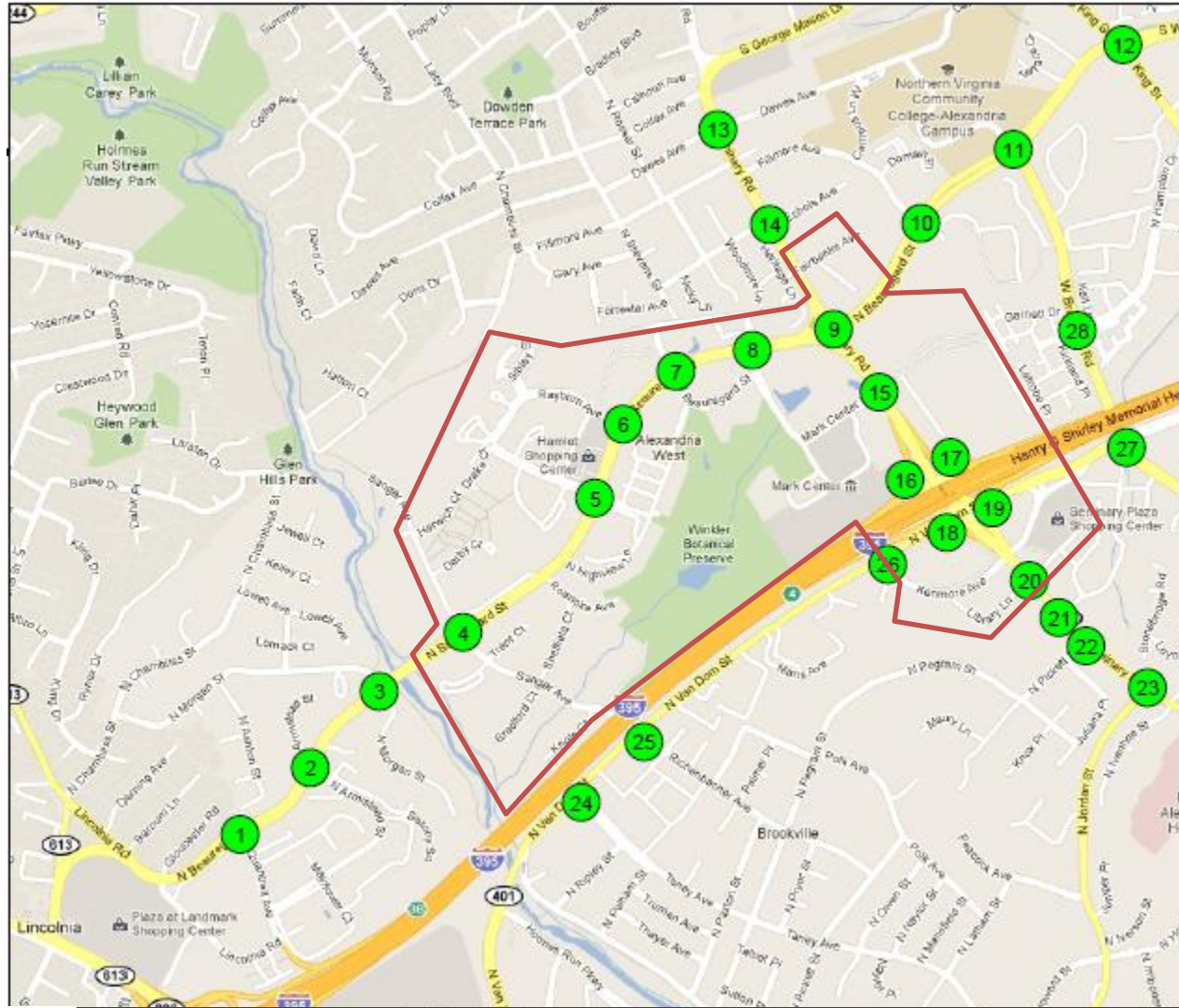


## Beauregard Corridor Small Area Plan Transportation Analysis

- Conducted comprehensive Transportation Analysis
- Studied 28 intersections throughout study area
- Analysis conducted in cooperation with developers
- Coordinated multiple traffic studies
  - BRAC-133
  - Transitway Corridor C
  - Regional Studies

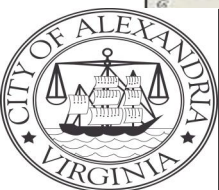


# Study Area



## Study Intersections

1. Beauregard St/Quantrell Ave
2. Beauregard St/N Armistead St
3. Beauregard St/N Morgan St
4. Beauregard St/Sanger Ave
5. Beauregard St/Reading Ave
6. Beauregard St/Rayburn Ave
7. Beauregard St/Highview Ln
8. Beauregard St/Mark Center Dr
9. Beauregard St/Seminary Rd
10. Beauregard St/Fillmore Ave
11. Beauregard St/W Braddock Rd
12. Beauregard St/King St (Rt. 7)
13. Seminary Rd/Dawes Ave
14. Seminary Rd/Echols Ave
15. Seminary Rd/Mark Center Dr
16. Seminary Rd/Ramp to 395 SB
17. Seminary Rd/Ramp from 395 SB
18. Seminary Rd/Ramp from 395 NB
19. Seminary Rd/Ramp to 395 NB
20. Seminary Rd/Library Ln
21. Seminary Rd/Hammond School
22. Seminary Rd/N Pickett St
23. Seminary Rd/N Jordan St
24. N Van Dorn St/Taney Ave
25. N Van Dorn St/Sanger Ave
26. N Van Dorn St/Kenmore Ave S
27. N Van Dorn St/W Braddock Rd
28. W Braddock Rd/Hampton Dr



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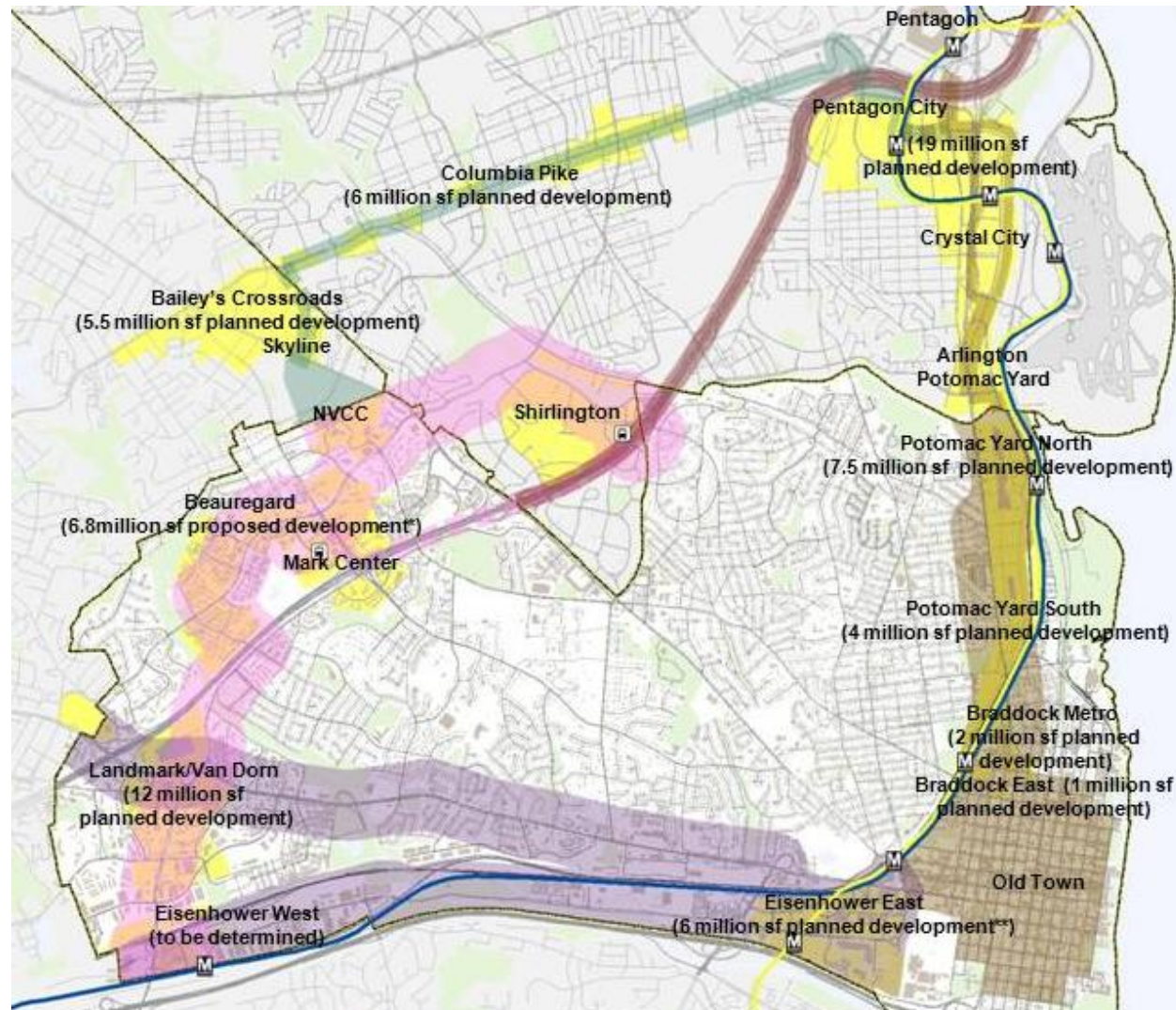


# Traffic Analysis Scenarios

- Existing Condition (2010)
- 2035 Baseline
- 2035 Market Demand

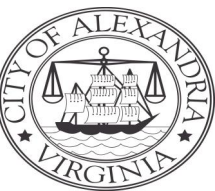
## Assumptions:

- Transitway
- VDOT Short / Long Term Improvements
- Multi-modal
- Regional Growth



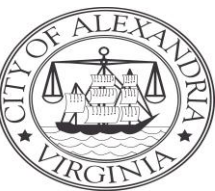
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## Transportation Analysis Process

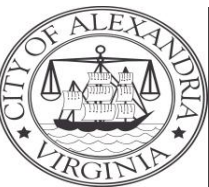
- Small Area Plan provides opportunity for a comprehensive mitigation package (rather than piece-meal approach) and allows regional coordination.
- Future site specific transportation analysis as part of future development applications.





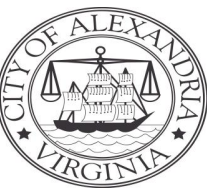
## Next Steps

- Present 2035 Market Demand traffic results – BCSG 9/26
- Details of comprehensive mitigation package – BCSG 9/26
- Phasing of Improvements – Future Meeting

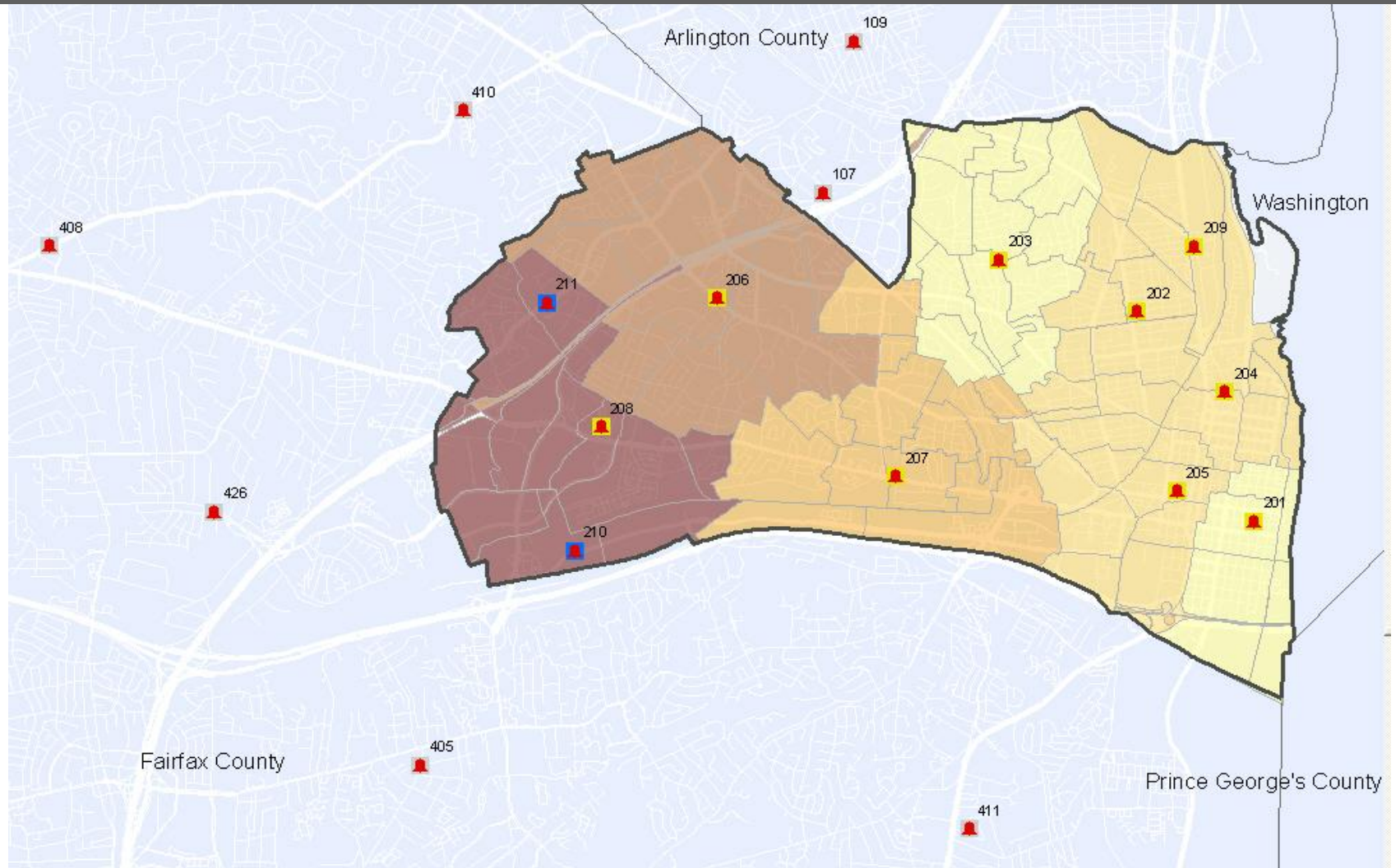


## Existing Need

- Continuing future regional development and recent location of BRAC-133 Mark Center to Beauregard study area.
- City Fire Stations #206 (built in 1958) and #208 (built in 1976) experience high call volumes in this part of the City.
- High number of older high-rise buildings without sprinkler systems poses a challenge for response to fire and emergency service needs.
- High EMS and Fire service call demand and strained resources in the West End results in Fairfax and Arlington Counties providing significant mutual aid response.
- Enhancing the emergency service response time to this neighborhood is an important goal of the City's Fire Department.



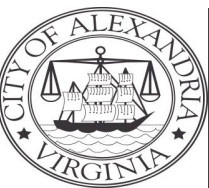
# BEAUREGARD | Fire Station



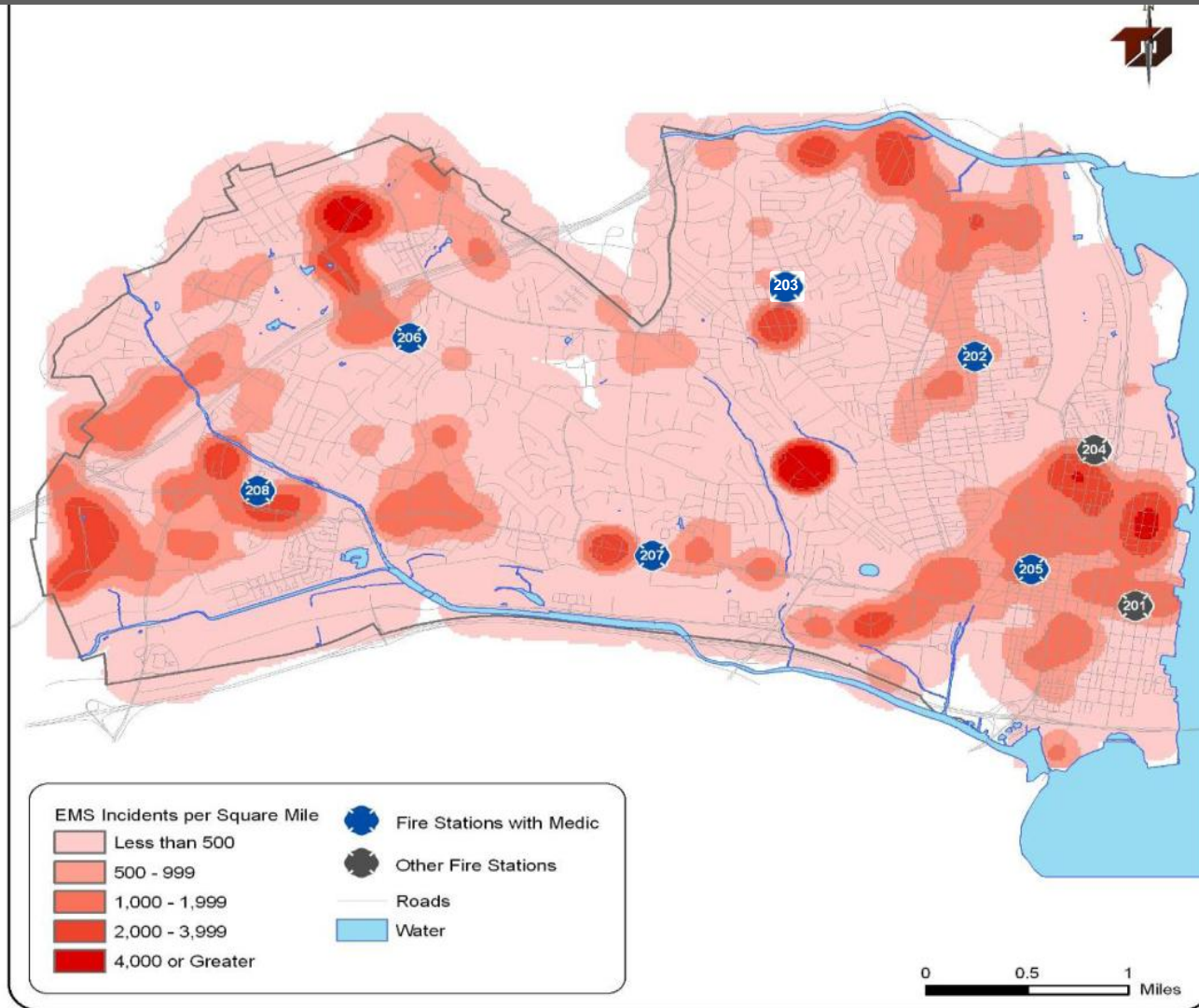
## Current Station Areas

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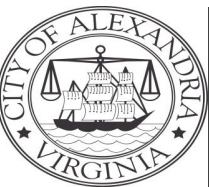




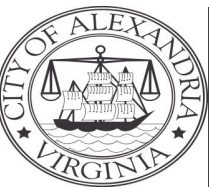
## Current Call Volume

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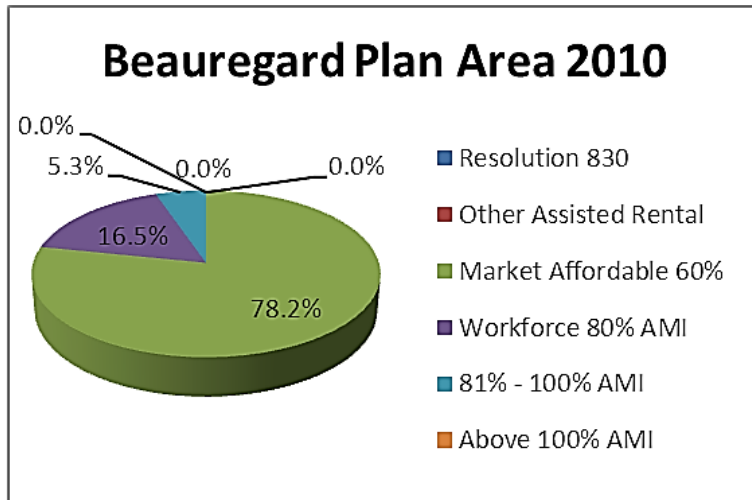
## BEAUREGARD | Fire Station



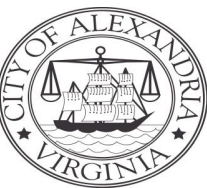
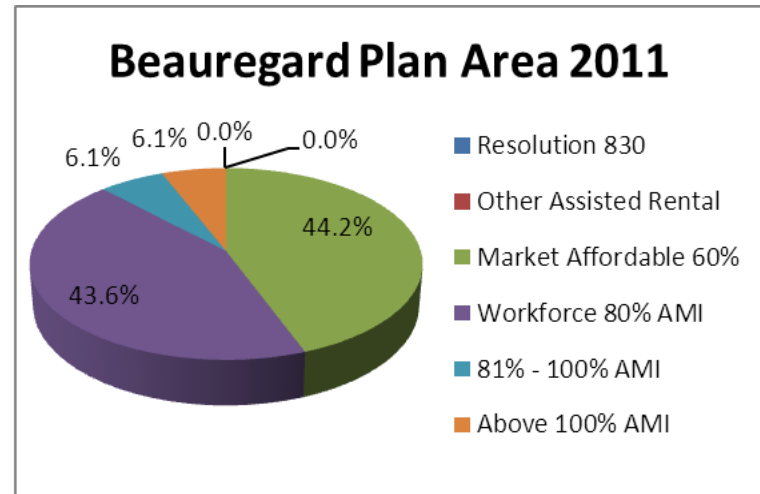
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## Distribution within Plan Area:



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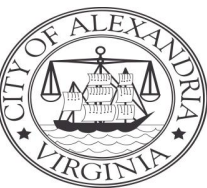




# BEAUREGARD | Affordable Housing

## Proposed Development and Impacts

- **Total New and Replacement Units Proposed to be Constructed = 6,769 units**
- **Net New Units Proposed = 3,894 units**
- **Proposed Goal of 10% (677 units) as long term affordable/workforce housing**
- **Estimated cost of 677 units = \$83.5 million for 30 year affordability**
- **Using existing units in lieu of new construction would reduce cost**
- **Mix of household income levels served also would impact cost**



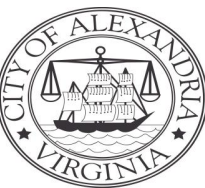
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# BEAUREGARD | Affordable Housing

## Proposed Development and Impacts

- **How to achieve 10% goal and to fund \$83.5 million?**
- **Voluntary Contribution Formula = \$26.2 million (212 units)**
- **Funding Gap to be addressed = \$57.3 million (465 units)**
- **To achieve 10% goal, monies would be needed from multiple sources:**
  - Federal (HOME, CDBG, Tax Credits)
  - City/Value Capture
  - Developers



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## Other Issues to Be Addressed (Future Discussion)

- Plans in regard to existing affordable/workforce housing prior to redevelopment
- Plans in regard to the City's existing Voluntary Conversion Assistance Policy
- Plans in regard to existing income qualified tenants in regard to moving to the new affordable/workforce housing units (prioritization in regard to the elderly, disabled, long term tenants, etc.)

